

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Carl Kurfman. Mr. Kurfman, Boupharac Kurfman and the Neal Kurfman Trust own two parcels totaling approximately 282 acres, located along the Quincy to Meredosia segment in Pike County, Illinois. The parcel at issue has been designated internally as A_ILRP_QM_PI_011 ROW. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact, Mr. Kurfman to acquire an easement on approximately 12 occasions, including 4 phone calls, 2 emails, 1 voicemails, 3 letters, and 2 in-person visits. Mr. Jordan Walker represents Mr. Kurfman.

ATXI representatives received permission from Mr. Kurfman to survey his property in October 2013. After ATXI attempted to contact Mr. Kurfman to discuss an initial offer, Mr. Kurfman's attorney arranged a conference call, and subsequently on November 7, 2013, an in-person meeting to discuss an offer of compensation for an easement on Mr. Kurfman's property. Mr. Kurfman has not yet submitted a counteroffer.

In early December 2013, ATXI representatives contacted Mr. Kurfman to propose an adjustment to the location of the easement on his property. Mr. Kurfman did not respond to this proposal.

On December 28, 2013, ATXI received a letter from Mr. Kurfman's attorney stating that all negotiations concerning Mr. Kurfman's property would cease. ATXI sent Mr. Kurfman's attorney a packet of information concerning the property at issue as requested. The packet included the Agricultural Impact Mitigation Agreement between ATXI and the Illinois Department of Agriculture, the calculation sheet with details of the offered compensation, an option agreement to purchase a transmission easement, a memorandum of the option, a pre-construction damage release, a survey consent form, a core sampling consent form, a copy of the independent appraisal on which ATXI's compensation offer was based, and a W-9 IRS form.

Mr. Kurfman's attorney, Mr. Walker, represents a number of the owners of the Unsigned Properties, but has only permitted ATXI to negotiate with him with respect to one of the properties, which belongs to Ms. Denise LaCroix. During negotiations with Ms. LaCroix in early February 2014, Mr. Walker informed ATXI that due to a fundamental difference regarding the appropriate amount of compensation for the easement on Ms. LaCroix's property, he was ending negotiations for all of landowners he represents, including Carl Kurfman. Mr. Walker also requested to be contacted by ATXI's attorneys who litigate condemnation proceedings in circuit court. ATXI accommodated this request, but no meaningful progress has been made as a result of that contact.

Currently ATXI has received no feedback regarding the precise nature of Mr. Kurfman's concerns. Because of the stalled negotiations concerning all properties represented by Mr. Walker, ATXI is unlikely to resolve the remaining differences regarding compensation with Mr. Kurfman, and eminent domain authority for this landowner is necessary at this time.

ATXI Exhibit 1.4
Part Q

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
ILRP_QM_PI_011-ROW	3401408	Carl R. Kurfman, et al	2223 North 64th Street Quincy, Illinois 62305	That certain tract of land, being the S1/2 of the SE1/4 of S8 and all that part of the NE1/4, lying North of State Highway 104 of S17, T3S, R4W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Warranty Deed dated January 21, 2011 and recorded in Book 804, Page 249, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.

Agent Checklist with Landowner

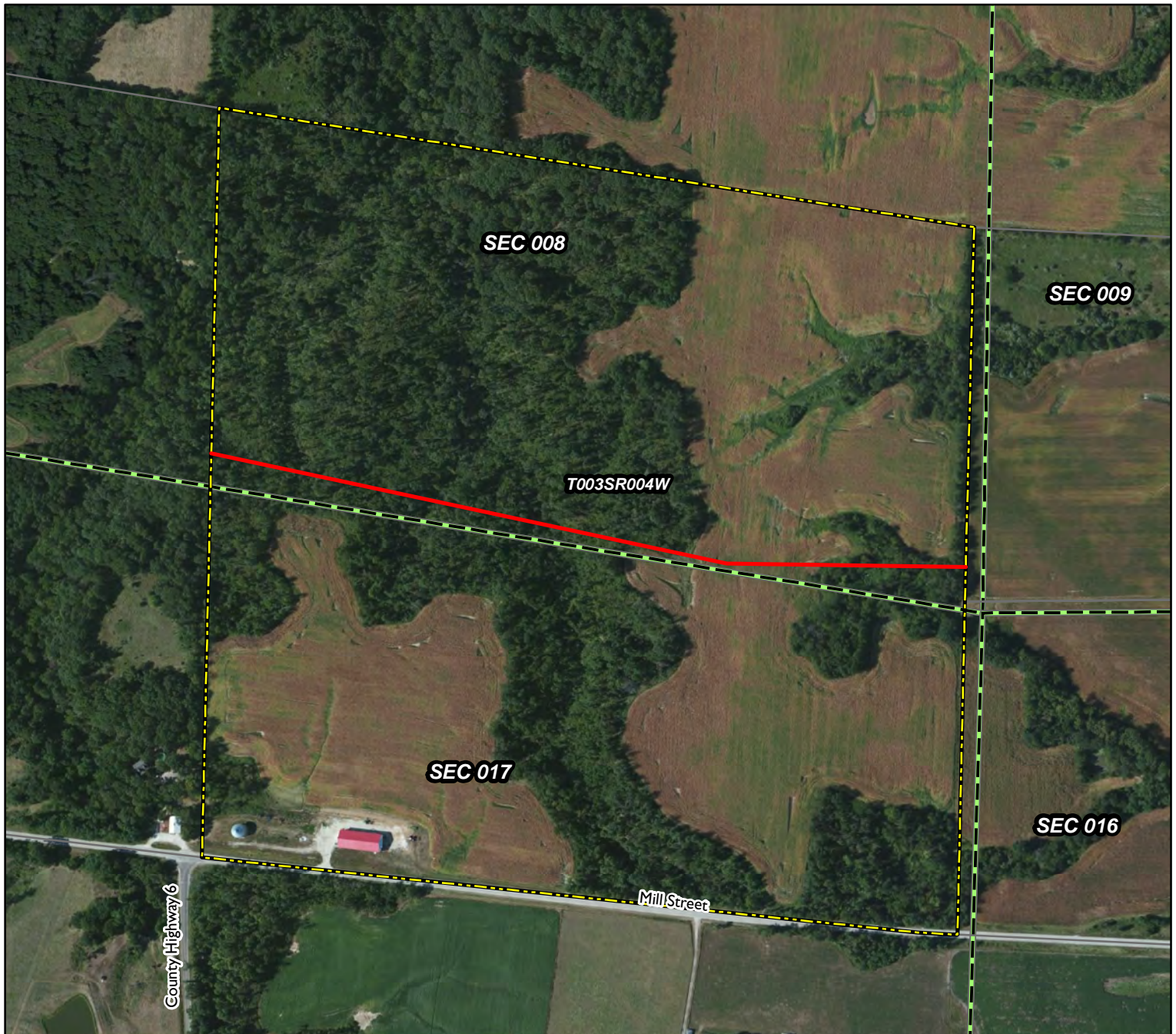
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/07/2013 ☒
emailed to J. Walker 12/30/2013
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐ *N/A*
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐ *N/A*
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☐
14. Agent Name (Print and Sign) Diane Taylor; Kevin Carlson ☐
Prepared by: Jeff Myers
JAMyers

Pike County, IL

Part of the NE 1/4 S17 and S1/2 of SE1/4 of Section 8, Township 3 S, Range 4 W, 4th Prime Meridian, Pike County, Illinois

Tax ID: 3401408



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 0.025 0.05 0.1 0.15 0.2 0.25 Miles

**CARL KURFMAN TRUSTEE NEAL
KURFMAN FAM TR & CARL R**

Tract No.:ILRP_QM_PI_011

Date: 3/24/2014

EXHIBIT 1

A 9.496 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO CARL R. KURFMAN AND BOUPHARAC K. KURFMAN, HUSBAND AND WIFE, RECORDED IN BOOK 804, PAGE 249 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTH 1/2, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTH 1/2 BEARS SOUTH 01 DEGREES 35 MINUTES 37 SECONDS WEST, A DISTANCE OF 27.19 FEET;

THENCE NORTH 01 DEGREES 35 MINUTES 37 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 152.55 FEET TO A POINT FOR CORNER;

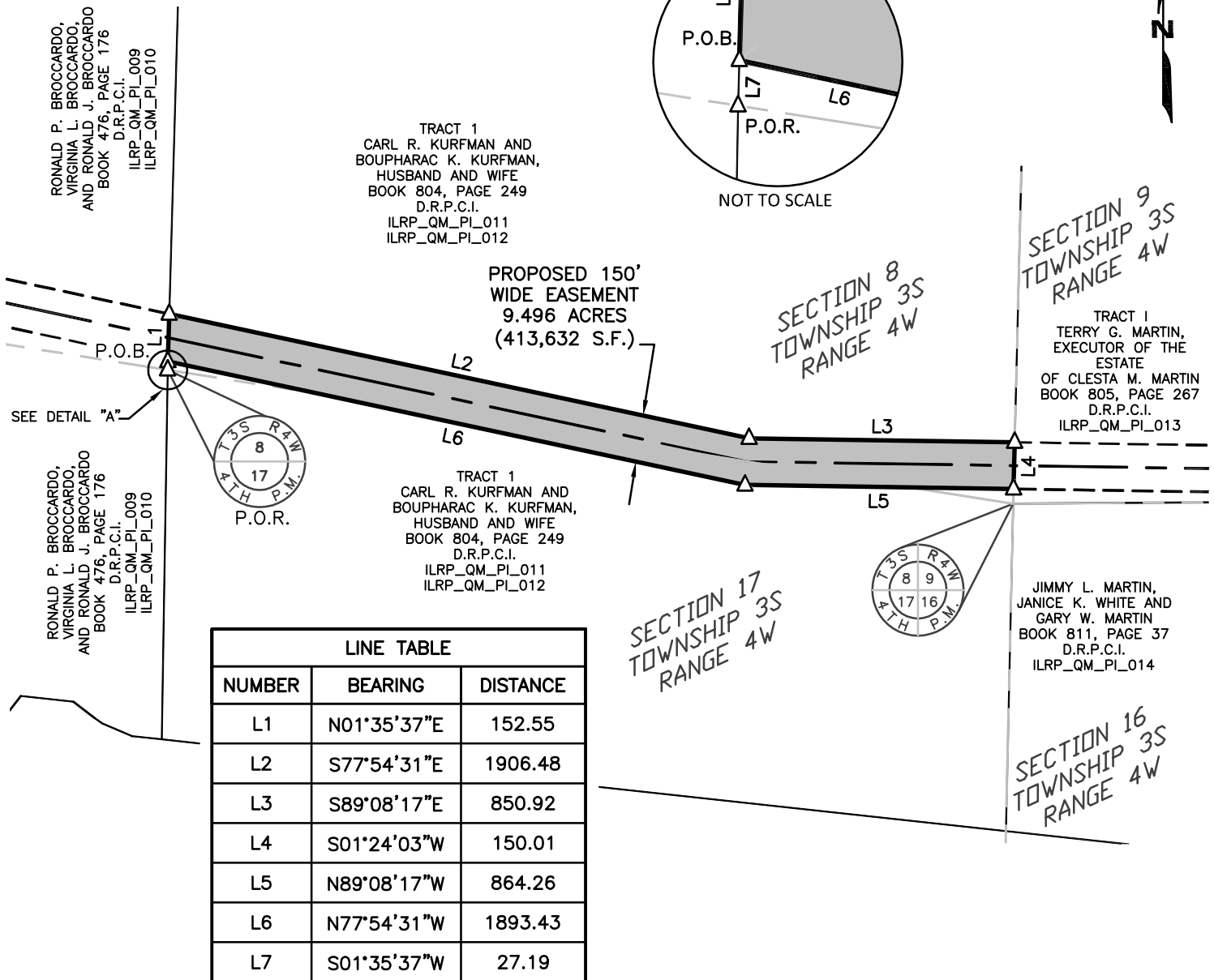
THENCE SOUTH 77 DEGREES 54 MINUTES 31 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,906.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 850.92 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTH 1/2;

THENCE SOUTH 01 DEGREES 24 MINUTES 03 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 150.01 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 08 MINUTES 17 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 864.26 FEET TO A POINT FOR CORNER;

THENCE NORTH 77 DEGREES 54 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,893.43 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 413,632 SQUARE FEET OR 9.496 ACRES OF LAND, MORE OR LESS.



LEGEND

D.R.P.C.I.

P.O.B.

P.O.R.



DEED RECORDS
PIKE COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
CALCULATED POINT

SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSE ONLY.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 11/12/2013

SCALE: 1" = 500'

TRACT ID: ILRP QM PI 011

DRAWN BY: TJC



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
 QUINCY TO MEREDOSIA
 SECTIONS 8 AND 17, TOWNSHIP 3 SOUTH,
 RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN
 PIKE COUNTY, ILLINOIS